

Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Building Permits

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study

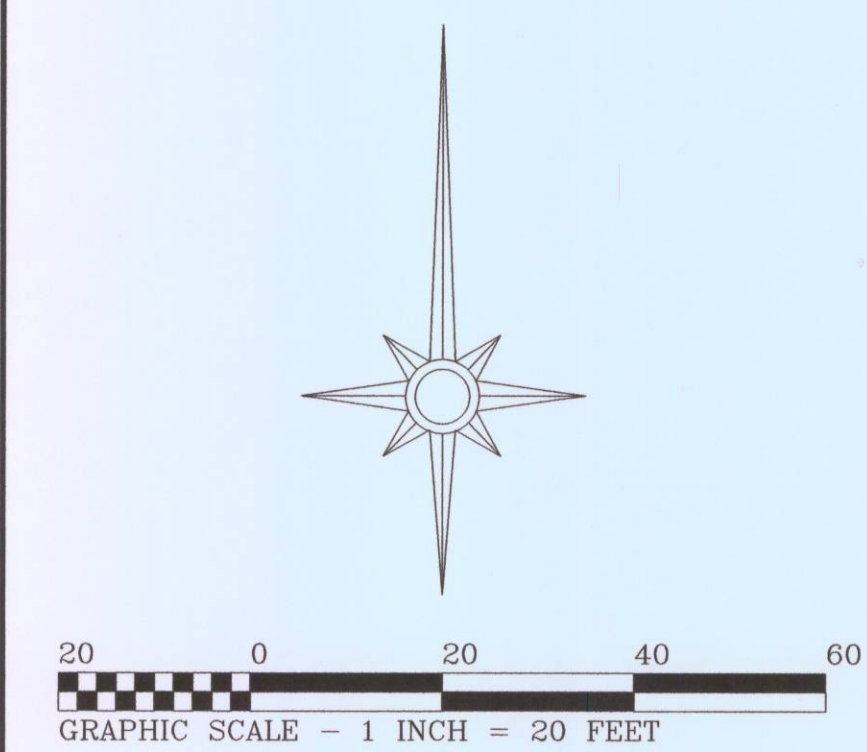
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

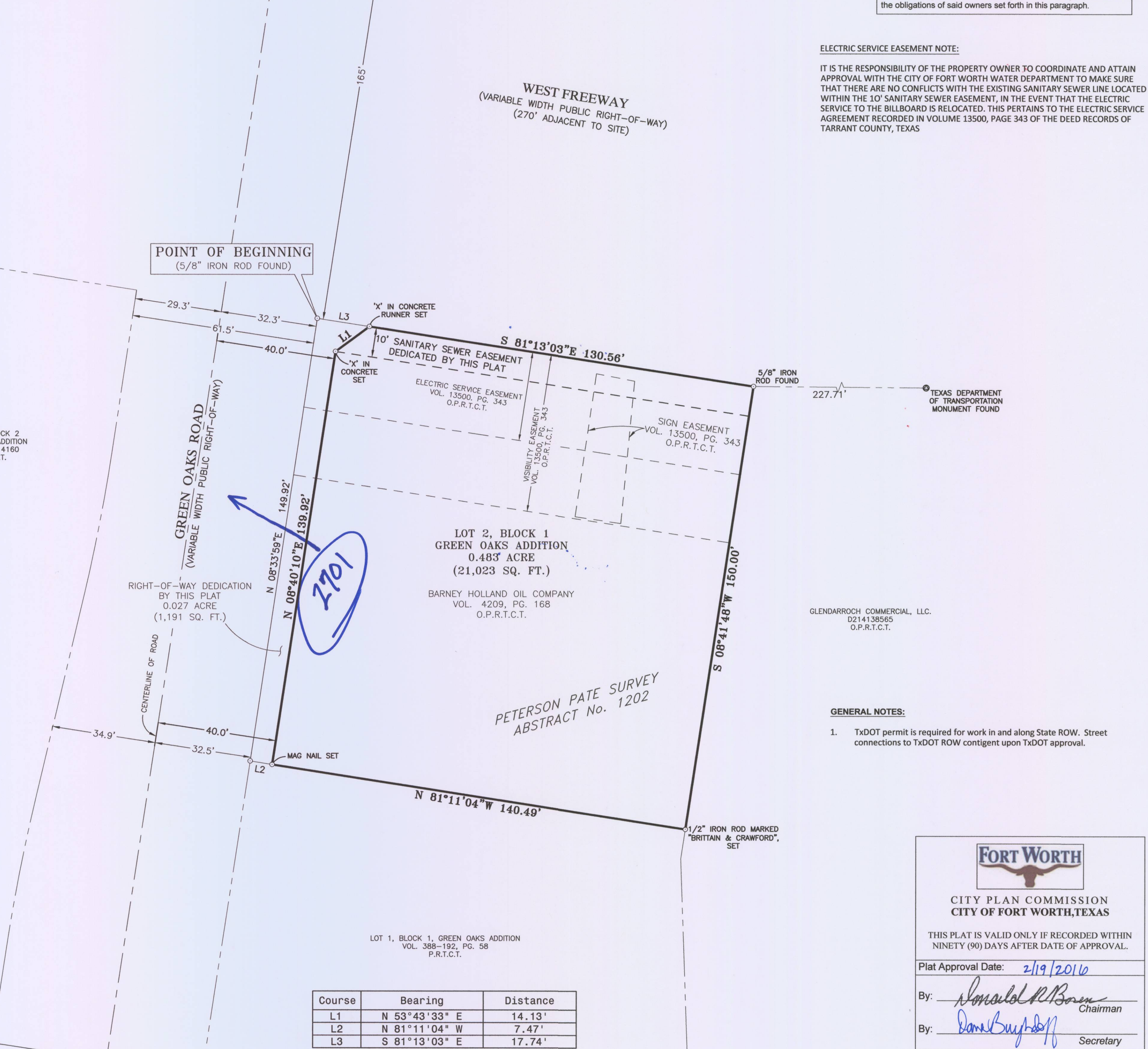


BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0285K, MAP REVISED SEPTEMBER 25, 2009.



Course	Bearing	Distance
L1	N 53°43'33" E	14.13'
L2	N 81°11'04" W	7.47'
L3	S 81°13'03" E	17.74'

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the *Sidewalk Policy* per "City Development Design Standards".

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

ELECTRIC SERVICE EASEMENT NOTE:

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO COORDINATE AND ATTAIN APPROVAL WITH THE CITY OF FORT WORTH WATER DEPARTMENT TO MAKE SURE THAT THERE ARE NO CONFLICTS WITH THE EXISTING SANITARY SEWER LINE LOCATED WITHIN THE 10' SANITARY SEWER EASEMENT, IN THE EVENT THAT THE ELECTRIC SERVICE TO THE BILLBOARD IS RELOCATED. THIS PERTAINS TO THE ELECTRIC SERVICE AGREEMENT RECORDED IN VOLUME 13500, PAGE 343 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS

GLENDARROCH COMMERCIAL, LLC.
D214138565
O.P.R.T.C.T.

GENERAL NOTES:

1. TxDOT permit is required for work in and along State ROW. Street connections to TxDOT ROW contingent upon TxDOT approval.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 2/19/2016

By: Ronald R. Bowen Chairman

By: Dan B. B. B. Secretary



FINAL PLAT
OF
LOT 2, BLOCK 1
GREEN OAKS ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

PREPARED: OCTOBER 2015
REVISED: FEBRUARY 2016

0.510 ACRE GROSS, 1 LOT

F.S.-15-211

SIN FIN #734

OWNER:
BARNEY HOLLAND OIL COMPANY
P.O. BOX 1260
FORT WORTH, TX 76101
PHONE: (817) 834-6600
EMAIL: bholland@fuelmandfw.com

CONTACT: BARNEY HOLLAND

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **BARNEY HOLLAND OIL COMPANY**, acting by and through the undersigned, its duly authorized representative, is the sole owner of a 0.510 acre tract of land situated in the PETERSON PATE SURVEY, Abstract No. 1202, Fort Worth, Tarrant County, Texas, according to the deed recorded in Volume 4209, Pg. 168, of the Deed Records of Tarrant County, Texas. Said 0.510 acre of land being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.510 acre of land located in the PETERSON PATE SURVEY, Abstract No. 1202, Fort Worth, Tarrant County, Texas, and being the same tract of land conveyed to Barney Holland Oil Company (an undivided 1/2 interest), by the deed recorded in Volume 4209, Page 168, of the Deed Records of Tarrant County, Texas. Said 0.510 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found, at the Northwest corner of said Holland Tract, and said POINT OF BEGINNING also being the intersection of the South right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and the East right-of-way line of Green Oaks Boulevard (a variable width public right-of-way);

THENCE S 81° 13' 03" E 148.31 feet, along the South right-of-way line of said Interstate Highway No. 30 and the North boundary line of said Barney Holland Oil Company Tract, to a 5/8" iron rod found, at the Northeast corner of said Barney Holland Oil Company Tract and the Northwest corner of the tract of land conveyed to Glendarroch Commercial, LLC, according to the deed recorded in County Clerk's File No. D214138565, of the Official Public Records of Tarrant County, Texas;

THENCE S 08° 41' 48" W 150.00 feet, along the East boundary line of said Barney Holland Oil Company Tract and the West boundary line of said Glendarroch Commercial, LLC Tract, to a 1/2" iron rod marked "Brittain & Crawford" set, at the Southeast corner of said Barney Holland Oil Company Tract, being the Northeast corner of Lot 1, Block 1, Green Oaks Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-192, Page 58, of the Plat Records of Tarrant County, Texas;

THENCE N 81° 11' 08" W 147.97 feet, along the South boundary line of said Barney Holland Oil Company Tract and the North boundary line of said Lot 1, Block 1, Green Oaks Addition, to a 1/2" iron rod marked "Brittain & Crawford" set, at the Southwest corner of said Barney Holland Oil Company Tract and the Northwest corner of said Lot 1, Block 1, Green Oaks Addition, also lying in the East right-of-way line of aforesaid Green Oaks Boulevard;

THENCE N 08° 33' 59" E 149.92 feet, along the East right-of-way line of said Green Oaks Boulevard and the West boundary line of said Barney Holland Oil Company Tract, to the POINT OF BEGINNING containing 0.510 acre (22,214 SQUARE FEET) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BARNEY HOLLAND OIL COMPANY**, does hereby designate the above described property as **LOT 2, BLOCK 1, GREEN OAKS ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the Public's use, the rights of way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 16th day of February, 2016.

BARNEY HOLLAND OIL COMPANY

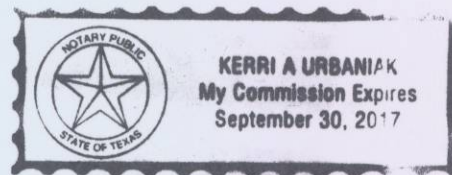
BY: **BARNEY B. HOLLAND JR., PRESIDENT**

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally **BARNEY B. HOLLAND, JR.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 16th day of Feb, 2016.

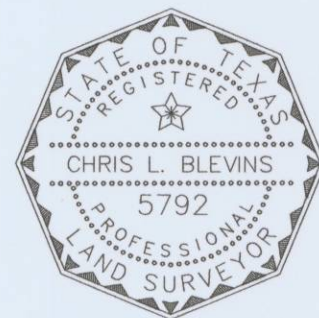
Notary Public in and for the State of Texas.



STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, **CHRIS L. BLEVINS**, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792



FS15-211